

SHORT TERM LETTINGS CONSIDERED



TO LET (MAY SELL)

Prominent Own Door Office Building of c. 4,095 sq ft (380 sq m)

171–175 Victoria Street, Belfast BT1 4HS

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LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is prominently located in Victoria Street overlooking the Royal Courts of Justice and the Bar Library in the heart of Belfast's prime office district. The subject is a short walk from Victoria Square Shopping centre and its wide range of local and national retailers, leisure, restaurants and public car parking facilities.



1.8
MILLION

POPULATION
ONE OF THE
YOUNGEST AND
FASTEST GROWING
IN EUROPE



SHOPPING
CITY CENTRE
SHOPPING AND
AMENITIES WITHIN 2
MINS WALK



CONNECTIVITY
M1 & M2 MOTORWAYS
ARE ACCESSED WITHIN
2 MINUTES VIA
WESTLINK



PUBLIC TRANSPORT
GLIDER ROUTE, METRO
AND RAIL SERVICES A
FEW MINUTES WALK
AWAY

DESCRIPTION

The subject comprises a three storey end terrace period building with two storey rear extension with glass roof providing excellent natural light.

The accommodation provides a mix of open plan and individual offices / meeting rooms with kitchen and WC facilities which are fitted to include carpeted flooring, painted / plastered walls and electric heating.

ACCOMMODATION

Description	Area sq m	Area sq m
GROUND FLOOR	C. 169 sq m	C. 1,821 sq ft
FIRST FLOOR	C. 132 sq m	C. 1,426 sq ft
SECOND FLOOR	C. 79 sq m	C. 848 sq ft
TOTAL NET INTERNAL AREA	C. 380 sq m	C. 4,095 sq ft



LEASE DETAILS

RENTAL

£45,000 per annum exclusive

TERM / RENT REVIEW

Negotiable subject to upwards only rent reviews.

REPAIRS / INSURANCE

Full repairing and insuring lease.

SALES PRICE

Offers invited.

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

NAV

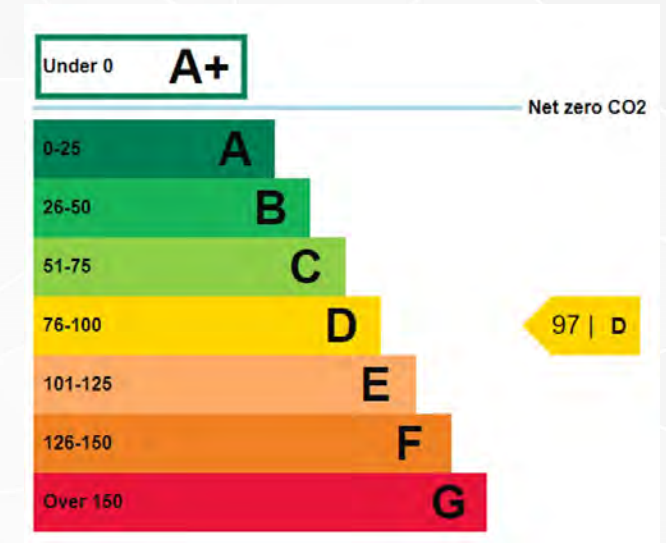
We are advised by the Land and Property Service that the Nav for the subject property is £30,900.

Estimated Rates Payable: £17,027.29

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC CERTIFICATE



CONTACT DETAILS

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